



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE FEBRUARY 20, 2007

Minutes

The re-scheduled meeting of the February 6th Special Studies Committee of the Carmel Plan Commission met at 5:00 PM on February 20, 2007.

Members present: Wayne Haney, Kevin Heber (late arrival) Steve Stromquist, and Susan Westermeier.

DOCS Staff Present: Matt Griffin and David Littlejohn.

Sue Westermeier nominated Steve Stromquist as Chairperson of the Committee for the coming year, seconded by Wayne Haney, Unanimously approved.

The Special Studies Committee considered the following items:

1. Docket No. 06120021 ADLS Amend: North Augusta, Sec 1, Lots 10-11 – Signage

The applicant seeks approval for a new sign package.

The site is located at 9699 N Michigan and is zoned B-2.

Filed by Michael Oswald for Sign Craft Industries.

Amanda Gates appeared before the Committee on behalf of Michael Oswald for Sign Craft Industries, 8120 Corporation Drive, Indianapolis.

The petitioner is requesting approval for a new sign package in North Augusta, Section 1, Lots 10-11, commonly known as 9699 North Michigan Road. The signs are internally illuminated and a color palate of five colors for the tenants to choose from. Currently, the only tenant is Lande Dentistry, owner of the center; other tenants will be added in the future.

Department Report, David Littlejohn: The Department is recommending approval but requests that the color palate be limited to three colors for the site (blue, black, and wording being one color—white) rather than switching back/forth.

Wayne Haney commented that during the daytime, black on dark blue would not be visible.

The petitioner stated a willingness to work with the white outline—Wayne Haney was agreeable.

Matt Griffin commented that a white outline might be more appropriate—we don't want the whole canopy to be white.

The Committee was receptive to white, green, blue, and black colors.

Sue Westermeier made formal motion to approve **Docket No. 06120021 ADLS Amend, North Augusta, Section 1, Lots 10-11, Signage**, illuminated and limited to green, blue, and black colors with a white outline, seconded by Wayne Haney, Approved 3-0.

2. Docket No. 07010017 ADLS Amend: Mudbugs Cajun Cafe – Signage

The applicant seeks approval for a new sign.

The site is located at 20 W Main St and is zoned B-2.

Filed by Monica Urick for Mudbugs Cajun Café.

Monica Urick, 20 West Main Street, Carmel appeared before the Committee representing the applicant. Approval is being requested for a new sign at the 20 West Main Street address.

Department Comments, David Littlejohn: The sign fits within the Old Town Overlay requirements and the Department is recommending approval.

The sign will hang perpendicular to the building.

Sue Westermeier made formal motion to approve **Docket No. 07010017 ADLS Amend, Mudbugs Cajun Café, Signage**, seconded by Kevin Heber, Approved 4-0.

3. Docket No. 07010016 ADLS Amend: Weston Pointe – Entry Signage

The applicant seeks approval for two new directory signs.

The site is located at 4400 - 4450 Weston Pointe Blvd and is zoned B-2.

Filed by David Gilman for Williams Realty Group.

David Gilman, Williams Realty Group, 9830 Bauer Drive, Indianapolis, appeared before the Committee representing the applicant. David Gilman distributed a detailed site plan and a detailed rendering of the proposed monument sign.

The monument sign meets all the ordinance requirements as far as size, height, and square footage. The poles are the same height as the rest of the center—there will be a sign close to US 421 meeting the setback requirements and another sign to the entrance of the retail center.

The landscaping was shown in relation to the signage.

Department Comments, Matt Griffin: The sign complies with the Ordinance; at this time, the Department is recommending approval. The overall landscape plan for the site was shown previously—the office building was just approved a few months ago. The location of the signs was pinpointed at that time, but the detail was not shown until this filing.

Sue Westermeier made formal motion to approve Docket No. 07010016 ADLS Amend, Weston
S:/PlanCommission/Minutes/Committees/SpecStudies/2007/feb06rescheduled to feb20

Pointe Entry Signage, seconded by Kevin Heber, Approved 4-0.

4. Docket No. 06090029 DP/ADLS: Red Robin Michigan Road

The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 6,350-square foot restaurant.

The site is located at 9901 Michigan Road and is zoned B2. It is within the Michigan Road/US 421 Overlay District.

Filed by John Finnemore of Red Robin International, Inc.

John Finnemore, 6312 South Fiddlers Green Circle, Suite 200 North, Greenwood Village, Colorado 80111 appeared before the Committee representing Red Robin International.

The petitioner gave a brief history of the project and what was previously proposed. Numerous revisions have been made to date. Basically, all of the materials have changed. The previously red brick is now cultured stone; lap siding painted tan is now a tan brick. The red EFIS is now red brick. More features of the Italianate design have been incorporated into the design since the January 09 Committee meeting.

Department Report, Matt Griffin: There are no outstanding issues and the Department recommends forwarding to the full Commission with a positive recommendation.

In response to questions from Kevin Heber, the petitioner stated that bike parking has been included on the southeast corner of the building.

Regarding light pollution, John Finnemore said the petitioner would revise the lighting in all areas that do not meet the 421 Overlay lighting requirements. The petitioner will redirect fixtures, as well as make use of shielding to ensure this site is in full compliance with the City ordinances. The petitioner will also follow up with a revised lighting plan for Staff review and approval prior to building permitting.

Matt Griffin said he is comfortable with what is shown as meeting the codes per lighting—conforms to the Ordinance.

Landscaping: Matt Griffin said he had spoken with Scott Brewer, Urban Forester, and he was OK with the plan.

Sue Westermeier made formal motion to **forward Docket No. 06090029 DP/ADLS, Red Robin Michigan Road** to the full Commission **with a positive recommendation**, seconded by Wayne Haney, **Approved 4-0**.

5. Docket No. 06120004 Z: Armstrong Rezone

The applicant seeks to create to rezone property from S1 to B3.

The site is located at the NE corner of W. 98th Street and Michigan Road (US 421) and is zoned S1 within the US 421 Overlay.

Filed by Paul Reis of Bose McKinney, & Evans LLP for Armstrong Family Charitable Trust and Guaranty Properties Ltd.

Paul Reis, attorney with Bose, McKinney & Evans, 301 Pennsylvania Parkway, Suite 300 appeared before the Committee representing the applicant. Also in attendance: Aaron Boyle, Midland Atlantic Properties, developer of the subject site.

If the Rezone is ultimately approved by Council, the property will be in the B-3 district. The site is comprised of five (5) parcels; the first step is rezoning the residentially zoned parcels into a commercial zoning district so that it can be developed as office/retail property. The B-3 Zone is consistent with the Duke Carmel Marketplace directly to the north.

The only issue that came up at Plan Commission had to do with stormwater surface drainage. Paul Reis said he had talked with Duke Realty and they were going to look into it. Matt Griffin has also spoken with the County Surveyor regarding the drainage. However, the drainage does not affect the rezone of the property. Once the rezone is completed, the petitioner will return to the Plan Commission for ADLS/Development Plan approval.

Department Comments, Matt Griffin: The Department has no issues with the Rezone and recommends this Docket be returned to the full Commission for a positive recommendation. The Department Report refers to a conversation with the County Surveyor—they actually think they have identified the problem and are waiting for the ground to thaw so that a camera can be run underground to view any obstruction. The County Surveyor's office has identified where drainage should be occurring and it is not—they are "on the case." There is an old drainage tile that should be removing water from that site to the Duke site and there is nothing coming out of the pipe. There is a row of trees on a landscaping plan that have been planted on top of the pipe area as opposed to off to the side where they should be. The guess is there are tree roots obstructing the pipe or damage due to excavation during the landscape process.

Public Input:

Jean Brown, 3734 West 98th Street, long-time resident of the area, said she had spoken with Duke regarding the drainage problem since Duke built in this area—the ditch was not put in correctly—it was a farm ditch and there was no problem with water until after Duke constructed the buildings. It is now a mess--flooding is anticipated with the melting snow and it will be a lake. Ms. Brown said she had complained about the situation a number of times—her complaints have not produced results so far. There are also lights from Home Depot that spill over into her bedroom windows. The lights are also a big issue.

Matt Griffin responded that he is working with the Hamilton County Surveyor—they have the final say—it is their jurisdiction. If there is an issue that Duke has not remedied, then it would come to Hamilton County. Matt said he had spoken with Greg Hoyes in the County Surveyor's office several times. It is the solely the landowner's responsibility. Hamilton County Engineering will visit the site and determine the problem—whoever has ownership will have to foot the bill to correct the situation. There have been some cases where Hamilton County Surveying will repair/restore and bill the landowner.

Susan Westermeier was concerned for the homeowner—the (drainage) problem is not being corrected and the situation is not good. It is understood that the rezone is unrelated, but more

construction would only add to the problem.

Matt Griffin responded that the petitioner must return to the Commission with construction documents, etc. that will address drainage. For a straight rezone, the Department does not have a problem, simply because the 421 Overlay encourages a rezone to this type of use for the area.

Susan Westermeier made formal motion to **forward Docket No. 06120004 Z, Armstrong Rezone** to the full Commission with a positive recommendation, seconded by Wayne Haney, Approved 4-0.

Informal Discussion ensued regarding light spillage from The Home Depot Store located at 99th Street and Michigan Road area. The Department will drive out to this location, investigate light spillage, and report to the Commission.

The Department will also follow-up with the County Surveyor's office to ensure the correction of the drainage situation.

The meeting adjourned at 5:45 PM.

Steve Stromquist, Chairperson

Ramona Hancock, Secretary